



Japan Services Rent Ltd

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Widecombe Way, N2 0HL

PRICE: £1,599,950



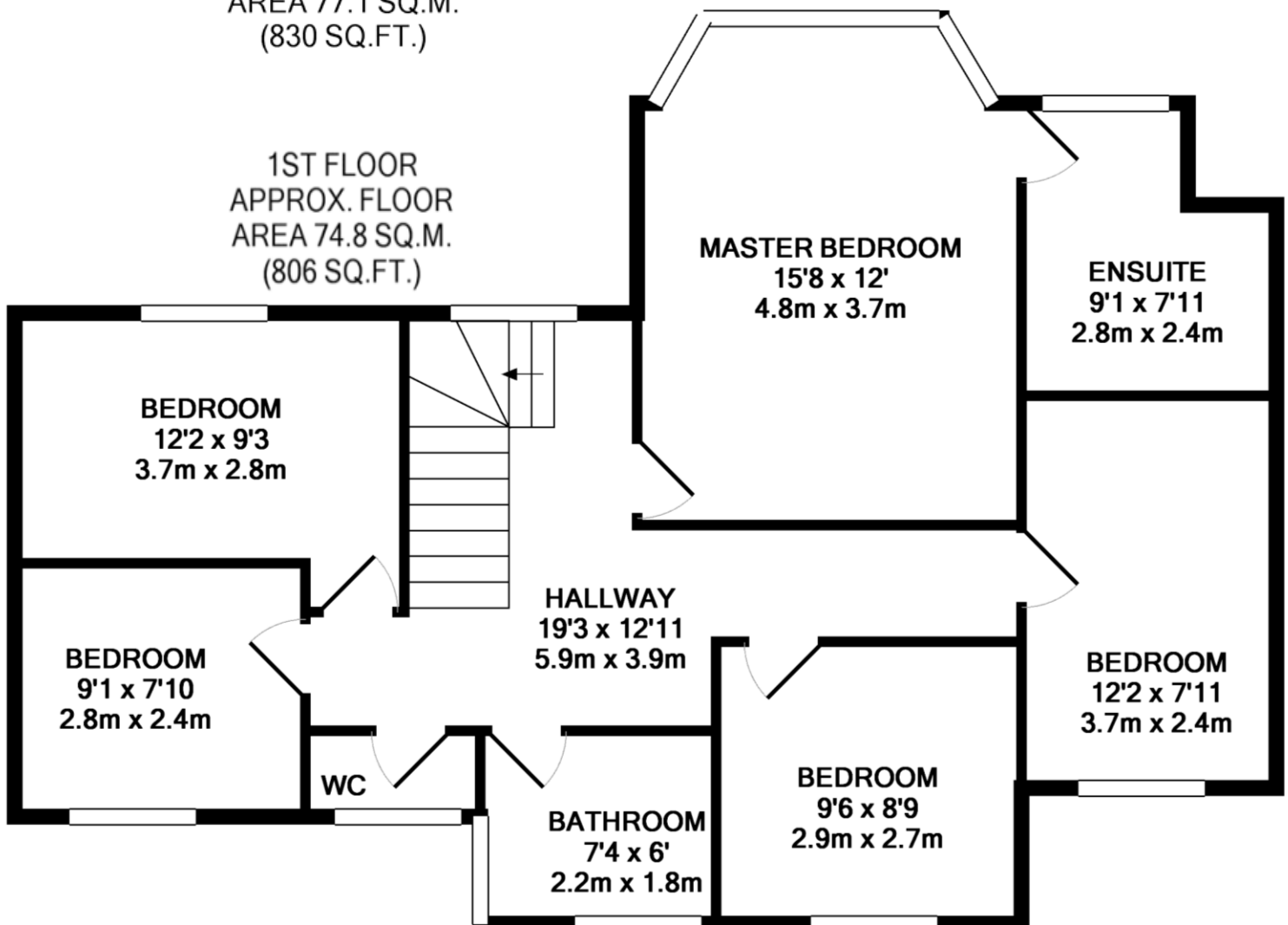
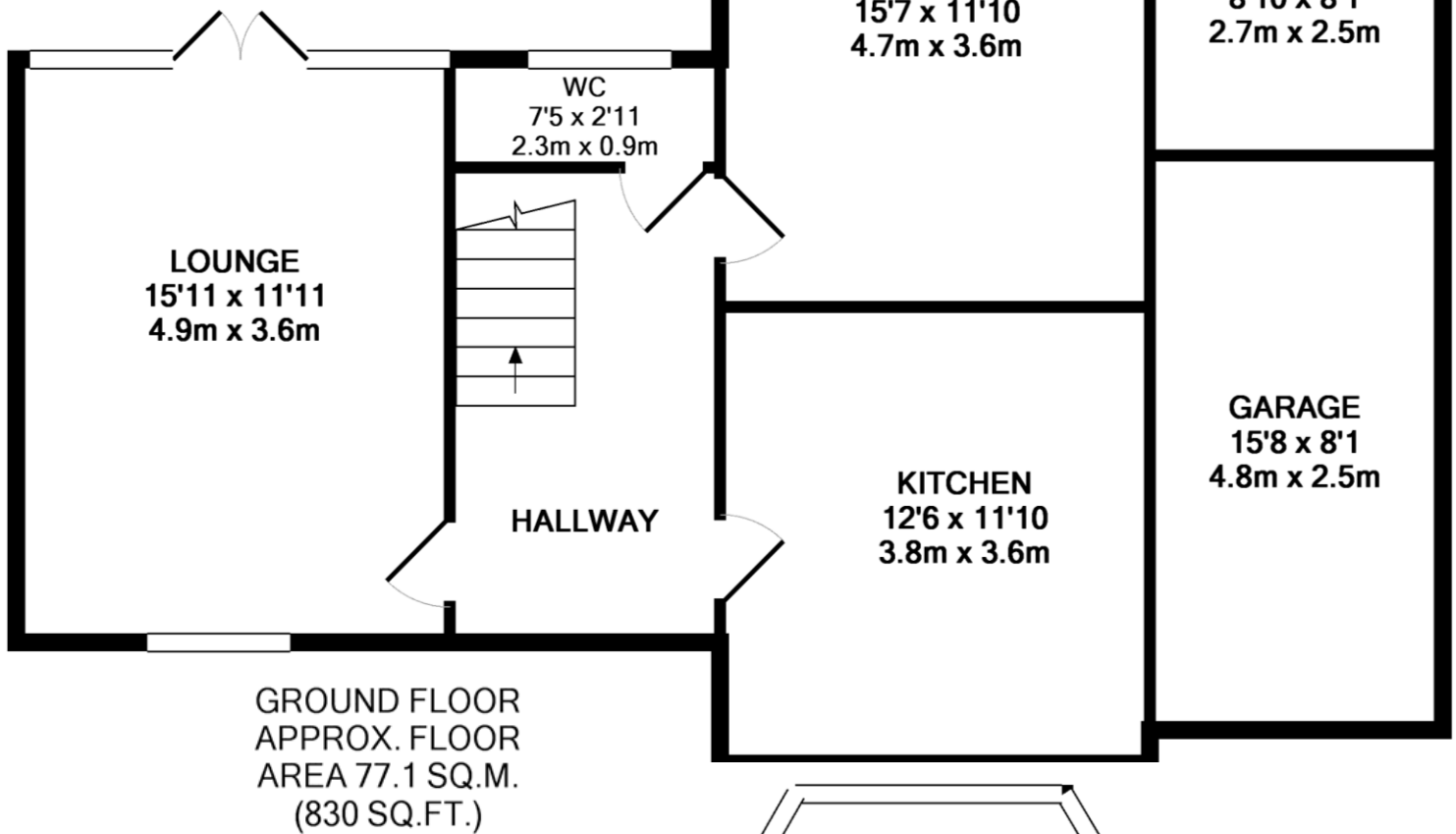
This is a five bedroom detached house located in the sought-after area of prestigious Hampstead Garden Suburb. This already large freehold house has an excellent potential for further extension. This is a corner property with an amazing sized garden and ample space on all four sides. Although the house is situated on a peaceful and quiet road it benefits from immediate access to the North Circular Road and A1. The property is organised over two floors and comprises as follows:


- * Master bedroom with en-suite and four further well proportioned bedrooms
- * Three bright and spacious reception rooms, two of those featuring French doors opening onto the back garden
- * Very large kitchen with a dining area and side access to the well kept garage
- * Driveway space and front access to the garage, plus resident permit parking
- * One family bathroom as well as two cloakrooms


The property is close to East Finchley station for the Northern line. Local schools include Kerem School, Christ's College Finchley, The Archer Academy as well as an outstanding grammar - Henrietta Barnett School.

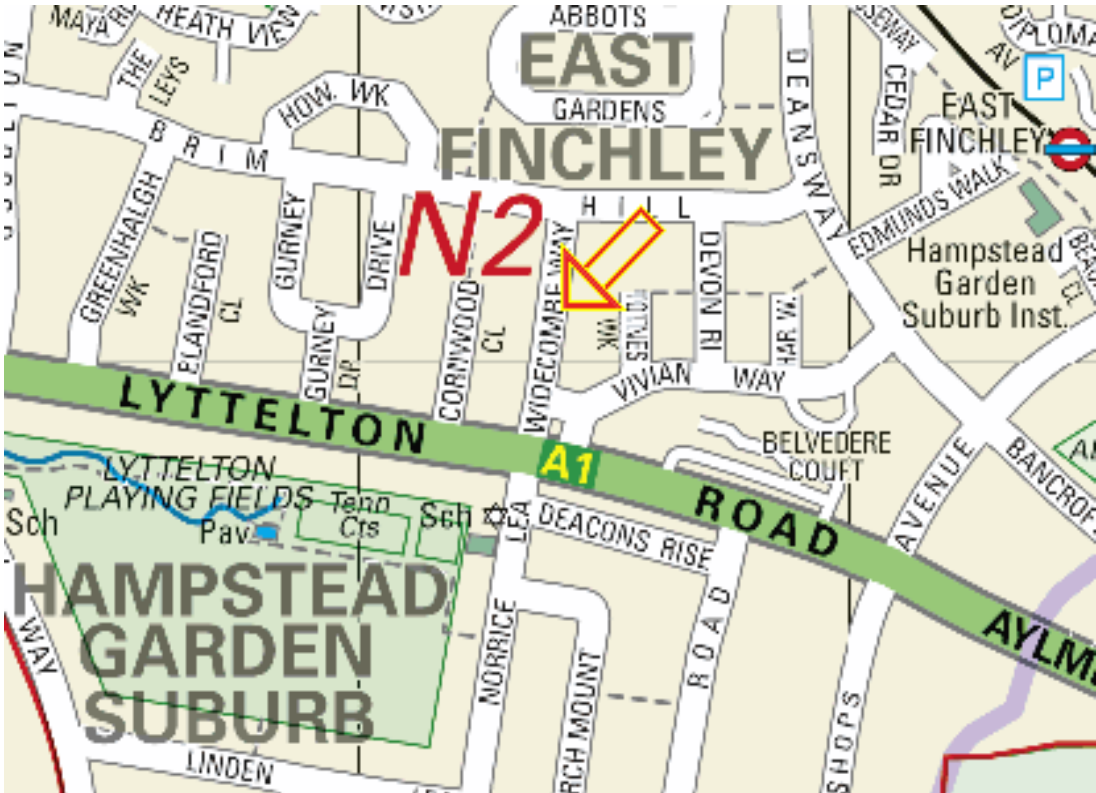
TOTAL APPROX. FLOOR AREA
152.0 SQ.M. (1636 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	49
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



PLEASE NOTE: All property measurements are approximate and have been taken with electronic distance measuring tool into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchaser, who should satisfy themselves by inspection or otherwise. No responsibility can be accepted for any loss of expenses incurred in viewing. Services, heating appliances ,any security system and drain systems have not been tested. Particulars of the tenure, Freehold or Leasehold and Ground Rent, Service/Maintenance Charges are ALL SUBJECT TO CONFIRMATION by the vendor's Conveyances. Internal photographs are reproduced for general information and it must not be inferred that any item shown therein is included with the property

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